CASE STUDY OF INDONESIA

TOPIC
BUILDING ADMINISTRATION

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Outline

• Facing Problems, Background, and Current Issues
• Building Law and Regulation
• Indonesia Building Codes Establishments and Disaster Reduction Plan
• Building Constructions Process
• Executor Body in Republic of Indonesia
FACING PROBLEMS

- Not All Buildings have Building Permit

- Buildings that have Building Permit, many of them do not meet the building technical requirements (Fire, Earthquake, Facilities for Disable People).
• Building design doesn’t consider bearing capacity of environment (traffic jump, slums area, flood, crime, etc)

• Building design does not refer to spatial planning (slums area, tsunami, land sliding)
Background

- Rapid growth of urban development in Indonesia, especially in large cities, brings significant impacts on the developing areas as well as in their surroundings.
- The development of buildings and their surroundings in many urban areas becomes a significant factor in shaping and characterizing the urban form.
- Until the end of year 2002, the Government of Indonesia had not had a proper national building law.

R&S in Indonesia before ‘98

- Building regulations and standards in Indonesia have not thorough enough comparing to other Asian countries.
- Referring to building regulations and standards were depending on the completeness of local regulation and particularly relying upon to the commitment of architects, engineers, and also contractors.
- From the total 320 municipalities, there were only 70% having local building regulations. Among those local building regulations, not more than 20% that regulated technical provisions.
R&S in Indonesia before ‘98

- In the year of 1996, the Government of Indonesia and the Government of Australia had signed a MOU on harmonization regulations and standards.
- By the end of 1998, the Minister of Public Works enacted the Indonesian Building Codes.
- Due to limited technical standards, using international standards are recommended.

Law No. 28/2002 on Buildings

- The draft of a national building regulation had been set up since 1964, and just legalized on 16 December 2002 as the Law of the Republic of Indonesia No. 28 year 2002 regarding Buildings.
- The law regulates:
  - building functions,
  - building requirements,
  - building process,
  - role of the community,
  - role of government, and
  - sanction.
Law No. 28/2002 on Buildings

- By the enforcement of this law, all building constructions carried out in the territory of the Republic of Indonesia are obliged to comply with all the provisions in the Law.
- The law regulates the principle and normative matters, and the provisions on its implementation will further be laid down by Government Regulation and/or other statutory regulations and standards, including Local Government Regulation.
National Guidelines
Ministry of Public Works Decree No. 441/KPTS/1998 regarding National Building Code;

National Standards (SNI 03-1726-2002)
Standard of earthquake endurance planning for building structure

Earthquake Zonation for Indonesia with interval 500 years

Issues of Indonesia great disasters

Nabire, Papua
2003

Nanggrooe Aceh Darussalam
Dec 2004

Nias
May 2005

Yogyakarta
May 2006
Issues of Landslide disaster

Last disaster in Mandahiling, Sumatera
BUILDING LAW AND REGULATION in INDONESIA

BUILDINGS LAW (LAW NO. 28/2002)

Government Regulation No. 36 Year 2005
On Implementation of Buildings Law

BUILDING CODES

BUILDING STANDARDS

LOCAL BUILDINGS ACT

LOCAL SOCIAL, CULTURE, ECONOMIC, AND GEOGRAPHIC CONDITION

Scope of Arrangements LAW NO. 28 YEAR 2002 ON BUILDINGS

Scope of Arrangements

Building Functions

Buildings Requirements

Implementation of Buildings

Community Role

Government Role

SANCTION
Requirements of Buildings based on LAW NO. 28 YEAR 2002 ON BUILDINGS

**administrative**
- The status of Title to the land
- The status of ownership of the Building
- Building Construction Permit

**technical**
- Building arrangement
- Building reliability
- Building Usage and Density
- Safety
- Building Architecture
- Health
- Environment Impact Control
- Comfort
- Convenience

The administrative & technical requirements for traditional, semi permanent, temporary building and the buildings constructed on disastrous location shall be determined by the Local Government in conformity with the local social and cultural condition.

The administrative & technical requirements for special functions buildings (nuclear reactors, defense and security installation, and such similar buildings) shall be determined by Minister.

Indonesia Building Code Establishment

<table>
<thead>
<tr>
<th>Year</th>
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<tbody>
<tr>
<td>1998</td>
<td>1st BC Ministry decree</td>
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<tr>
<td>1999</td>
<td>Law No. 28</td>
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<td>2010</td>
<td>2nd BC Ministry Regulation</td>
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**Disaster reduction Plan**

- Issues and needs that faces Indonesia
- Measures
- Output
- Objective

- Lack of the system to ensure the compliance with regulations and standards
- Dangerous building and housing
- Building regulations and standards which are not observed

- Tool
  - Enhancements of training systems
  - Enhancements of test and research institutes

- Action
  - Developments of the ability of engineers and organizations
  - Enhancements of capability for developing regulation and standards

- Output
  - Establishments of a systems to ensure the compliance with regulations and standards
  - Amendment of regulations and standards to meet social needs

- Objective
  - Safe building and housing
  - Secure safe life of the nation
Building Construction Process

Based On The Law No. 28 Year 2002 on Buildings

LOCAL GOVERNMENT'S REGULATION ON BUILDINGS

- Building Construction Permit
- Building Certificate
- Technical Review
- Building Removal Planning

DESIGN

- Building Construction Permit
- Building Certificate
- Technical Review
- Building Removal Planning

CONSTRUCTION

DATA RECORDING

UTILIZATION

- Building Removal Planning

BUILDING REMOVAL

LAWS, REGULATIONS, GUIDELINES, STANDARDS

LOCAL GOVERNMENT LOCAL GOVERNMENT

TECHNICAL DESIGN

BUILDING PERMIT PROCESS

For Housing < 2 fl

LOCAL GOVERNMENT

- BP Submission
- Checking DOC
- Confirmation
- Payment BP Fee

BUILDING OWNER

- Doc
- Review & Revise

INFO

DESCRIPTION

OF SPATIAL
PLANNING
REQUIREMENTS

BUILDING OWNER

OK?

- Technical Review
- Public Buildings (5 years)
- Housing (20 years)

BUILDING OWNER

- Technical Review
- Public Buildings (5 years)
- Housing (20 years)

BUILDING OWNER

- Technical Review
- Public Buildings (5 years)
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BUILDING OWNER

- Technical Review
- Public Buildings (5 years)
- Housing (20 years)
Indonesia case

BUILDING PERMIT PROCESS
For Public Buildings

LOCAL GOVERNMENT

BET PH

TECHNICAL DESIGN

DOC

BP SUBMISSION CHECKING DOC OK?

CONFIRMATION CONFIRMATION

PAYMENT BP FEE REVIEW & REVISE

BUILDING OWNER

INFORMATION OF SPATIAL PLANNING REQUIREMENTS

Certificate of fitness PROCESS

LOCAL GOVERNMENT

PINALTY

FINAL CHECKING

BP CoF

BUILDING CONSTRUCTION

CONFIRMATION REPORT

REVISE

OWNER

TECHNICAL DOC.

CHANGE DESIGN

Y N

Y N

Y N
PEMBERIAN SLF

PENERBITAN SLF $\rightarrow$ CoF

- First issued when construction complete

EXTENTION CoF $\rightarrow$ CoFn

- Every 5 year for public buildings
- Every 20 year for landed houses

Executor body in Republic of Indonesia

NATIONAL (DIRECTION AND REGULATION)
- MINISTRY OF PUBLIC WORKS
  - DIRECTORATE GENERAL OF WATER RESOURCES
  - DIRECTORATE GENERAL OF ROADS AND BRIDGES
  - DIRECTORATE GENERAL OF SPATIAL PLANNING
  - DIRECTORATE GENERAL OF HUMAN SETTLEMENTS
  - DIRECTORATE OF BUILDINGS AND NEIGHBORHOOD DEVT
  - RESEARCH AND DEVELOPMENT AGENCY
  - RESEARCH CENTER FOR HUMAN SETTLEMENTS

LOCAL (CONTROL AND REGULATION)
- KABUPATEN/KOTA (MUNICIPALITY)
  - OFFICE OF LOCAL PUBLIC WORKS
  - BUILDING DIVISION

Indonesia case
Based on the provisions regulated in the Building Law and the Construction Services Law, the government and other professionals need to review and improve all previous regulations and standards related to buildings process.

In the year of 2010, all kabupaten/kota (more than 450) shall have Local Building Acts.

In the year of 2010, all public buildings shall have certificate of fitness.

Thank You
Thank You